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INTRO VIDEO**



675
ELKTON DR
COLORADO SPRINGS, CO 80907

13,056 SF OFFICE/WAREHOUSE
FOR SALE OR LEASE



CUSHMAN &
WAKEFIELD

Colorado Springs
Commercial

PRICE REDUCED

675 ELKTON DR | FOR SALE OR LEASE



BUILDING SIZE

13,056 SF



SITE AREA

1 AC



SECURED OUTDOOR STORAGE



CLEAR HEIGHT

22'



SALE PRICE

~~\$2,480,640~~
\$2,284,000



LOADING

(4) 12' X 12'
GRADE-LEVEL
OHD



ZONING

BP HS
COLORADO
ENTERPRISE
ZONE



PARKING

1.53/1,000 SF
20 SPACES



LEASE RATE

\$13.50 per RSF
NNN

CENTRAL, CONNECTED, AND BUILT FOR FUNCTION

Located in the highly desirable Garden of the Gods trade area, 675 Elkton Drive offers a functional $\pm 13,056$ SF industrial building on a full acre. The property features four grade-level overhead doors, 22' clear height, and secured outdoor storage—ideal for a variety of industrial or service users.

The site provides immediate access to I-25 via Garden of the Gods Road, offering seamless connectivity across Colorado Springs and the Front Range. Its central westside location supports efficient operations and convenient access for employees and customers alike. The surrounding

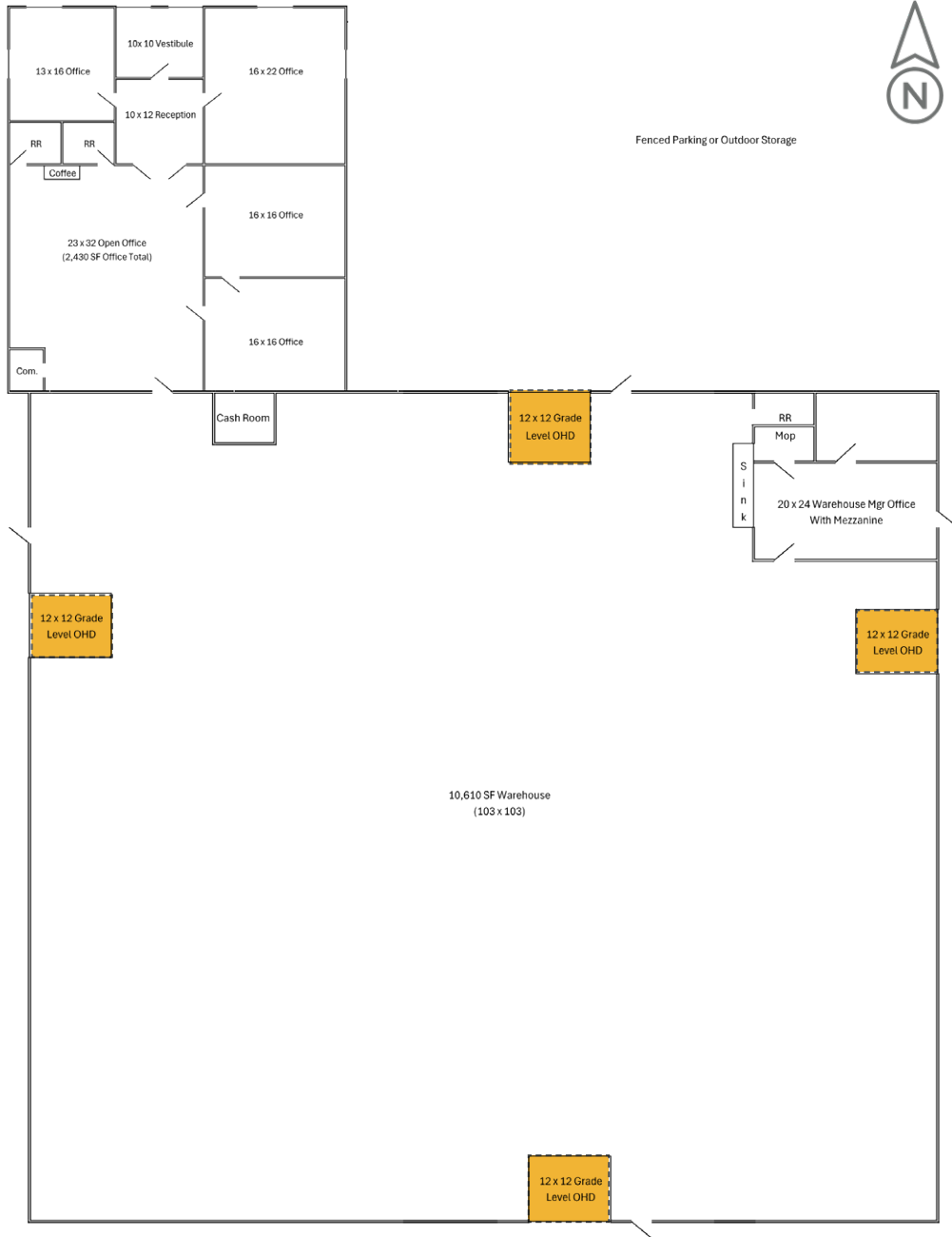
area continues to see strong demand due to its proximity to major population centers and established commercial infrastructure.

Surrounded by a strong mix of national retailers, dining, and daily amenities, the Garden of the Gods corridor remains one of the city's most established and active commercial hubs. With both sale and lease options available, the property offers flexibility in a proven location, appealing to both owner-users and investors seeking long-term stability.

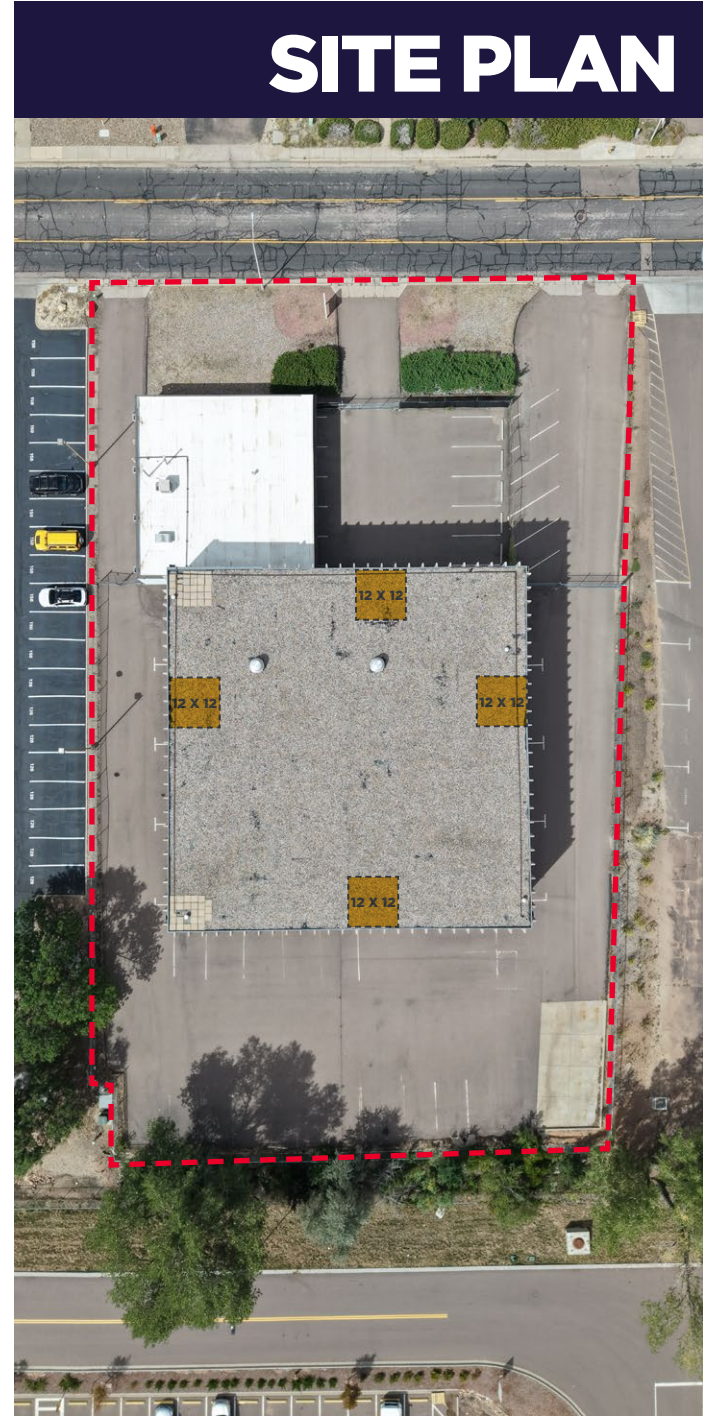


FLOORPLAN

Approximate layout only; not to scale. Areas/SF not measured to BOMA standards. Interested parties are responsible for verifying all information; subject to errors, omissions, and change without notice.



SITE PLAN





DRIVE TIMES



2 Min. | I-25



10 Min. | Downtown COS



15 Min. | Northgate



23 Min. | COS Airport



60 Min. | Denver

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